

125.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,225,100 / 1,225,100

ASSESSED:

1,225,100 / 1,225,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
20		WILDWOOD AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: ANGELAKIS COSMOS-ETAL	
Owner 2: TOUFAS KRISTENE	
Owner 3:	

Street 1: 20 WILDWOOD AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3805 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA: 0.14922

Total SF/SM: 6500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 553,498

Spl Credit

Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

1,225,100 / 1,225,100

APPRAISED: 1,225,100 / 1,225,100

USE VALUE: 1,225,100 / 1,225,100

ASSESSED: 1,225,100 / 1,225,100

User Acct

80165

GIS Ref

GIS Ref

Insp Date

11/17/17

19661!

PRINT

Date Time

12/11/20 00:06:20

LAST REV

Date Time

03/23/18 09:18:53

apro

9661

ASR Map

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																																	
Type: 13 - Multi-Garden	2T - 2 & 3/4 Sty	Full Bath: 2	Rating: Good	OF=SINKS IN BMT 2 FPL'S NON-FUNC. 2 SINKS IN BATH.								12	6	16	UAT EFP OFFP ( 96 )																																																																																																														
(Liv) Units: 2	Total: 2	A Bath: 1	Rating: Good									24																																																																																																																	
Foundation: 3 - BrickorStone		A 3QBth	Rating: Fair									2			TQS SFL FFL BMT ( 1485 )																																																																																																														
Frame: 1 - Wood		1/2 Bath: 1	Rating: Fair									18			48																																																																																																														
Prime Wall: 6 - Stucco		A HBth: 1	Rating: Fair									2																																																																																																																	
Sec Wall: 1	%	OthrFix: 3	Rating: Fair									12	8	4	UAT EFP OFFP ( 42 )																																																																																																														
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1								4	3	14																																																																																																													
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Good	Level FY LR DR D K FR RR BR FB HB L O								8	5	5																																																																																																															
Color: WHITE		A Kits: 1	Rating: Fair	Other								12	12	14																																																																																																															
View / Desir:		Frl: 1	Rating: Fair	Upper								4	4	3																																																																																																															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating: Fair	Lvl 2								3	3	14																																																																																																													
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 1								14	14	14																																																																																																													
Year Blt: 1915	Eff Yr Blt:	Location:	Lower								Totals	RMS: 14	BRs: 8	Baths: 2	HB																																																																																																														
Alt LUC:	Alt %:	Total Units:																																																																																																																											
Jurisdct: G4	Fact: .	Floor:																																																																																																																											
Const Mod:		% Own:																																																																																																																											
Lump Sum Adj:		Name:																																																																																																																											
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																																	
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %	Functional:					No Unit	RMS	BRs	FL																																																																																																																		
Prim Int Wall: 2 - Plaster					Interior:	1 6 3 1																																																																																																																							
Sec Int Wall: 1	%	Economic:					Additions:	1 8 5 2																																																																																																																					
Partition: T - Typical					Kitchen:																																																																																																																								
Prim Floors: 3 - Hardwood					Baths:																																																																																																																								
Sec Floors: 4 - Carpet	30 %	Total: 18.6 %	Plumbing:																																																																																																																										
Bsmnt Flr: 12 - Concrete					Electric:																																																																																																																								
Subfloor:					Heating:																																																																																																																								
Bsmnt Gar:					General:																																																																																																																								
Electric: 3 - Typical					Totals				2	14	8																																																																																																																		
Insulation: 2 - Typical																																																																																																																													
Int vs Ext: S																																																																																																																													
Heat Fuel: 1 - Oil																																																																																																																													
Heat Type: 3 - Forced H/W																																																																																																																													
# Heat Sys: 2																																																																																																																													
% Heated: 100	% AC: 65																																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																																												
% Com Wall	% Sprinkled:																																																																																																																												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																																																																																																																					
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3	Garage	D Y	1 23X24	A	AV	1960		19.53	T	40	104			6,500		6,500																																																																																																													
More: N				Total Yard Items: 6,500				Total Special Features:				Total: 6,500																																																																																																																	
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